

WARRANTY DEED

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Cimarron Mortgage Company, a corporation, in hand paid by THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, the receipt of which is hereby acknowledged, the said Cimarron Mortgage Company does by these presents grant, bargain, sell and convey unto the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, his successors and/or assigns the following described real estate, situated in De Soto County, Mississippi:

Lot 123, Section E, 1st Revision, Wellington Square Subdivision, in Sections 27 and 28, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 51, Page 39, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD, to the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers, subject, however, to current taxes which constitute a lien accruing but not yet due and payable.

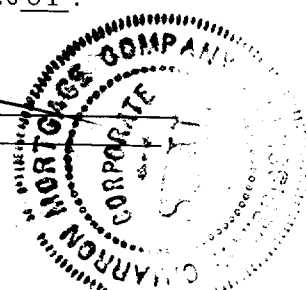
And said Cimarron Mortgage Company does for itself, its successors and assigns, covenant with said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers, that it is lawfully seized in fee simple of said premises, that said premises are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, and the Secretary's purchasers forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Cimarron Mortgage Company by ROBERT PARKER, its VICE PRESIDENT, who is authorized to execute this conveyance, has hereto set its signature and seal, this 11TH day of DECEMBER, 2001.

ATTEST:

Linda Scott (CORPORATE SEAL)
LINDA SCOTT

Cimarron Mortgage Company
By: Robert Parker
Its: VICE PRESIDENT
ROBERT PARKER



STATE OF MS
COUNTY OF HINDS

I, MARY S. NEWMAN, a Notary Public in and for said County, in said State, hereby certify that ROBERT PARKER, whose name as VICE PRESIDENT of Cimarron Mortgage Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he as such officer and with full authority, executed the same voluntarily for and as the act of said Cimarron Mortgage Company.

Given under my hand and official seal, this the 11th day of December, 2001.

Notary Public

Mary S. Newman

MARY S. NEWMAN

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: August 12, 2002
Bonded Thru Heider, Brooks & Garland, Inc.

GRANTEE'S ADDRESS:

Best Assets -- CitiWest JV
3420 Norman Berry Drive, Suite 600
Atlanta, GA 30354
404-768-1400

GRANTOR'S ADDRESS:

CIMARRON MORTGAGE COMPANY
P.O. Box 12830
Jackson MS 39236-2830
601-899-1500/800-949-6699

This instrument prepared by:
J. Gary Massey
Shapiro & Massey, L.L.P.
200 East Capitol Street, Suite 1745
Jackson, MS 39201
601-968-9986
S&M #00-0805

STATE MS.-DESOTO CO. FILED

DEC 14 11 26 AM '01

BK 406 PG 533
W. J. K.

